

POTENTIAL ZONING TEXT AMENDMENTS LOG

CASE NUMBER	CASE NAME	PRIORITY	DESCRIPTION/ISSUE	ZONING ORDINANCE SECTIONS	STATUS	HEARING DATES	APPROVED ORDINANCE # (Effective Date)
	Ag District, Landscape Contractors	1	Landscape Contractor was added to the Ag zoning district as a SE. Difficulty meeting 1-19-8.331(G) requirement of public road, paved width of 20', at least collector designation; or be within ½ mile of an arterial designated roadway.	1-19-5.310 1-19-8.331	Public Hearing	FcPc 4/13/11 5/11/11 BoCC 5/17/11	
	Ag District, Private and/or Municipal Parks	1	The zoning ordinance permits indoor sports recreation facility and outdoor sports recreation facility land uses which may not sufficiently provide for municipal or private park development, or may require floating zone review and approval.	1-19-5.310 1-19-10.1000	Public Hearing	FcPc 4/13/11 5/11/11 BoCC 5/17/11	
	VC District, Duplex and Two-family units	1	Duplex and Two-family residential units are permitted through PS in VC zone while in residential zones it is permitted through P (subject to design regulation).	1-19-5.310 1-19-7.500	Public Hearing	FcPc 4/13/11 5/11/11 BoCC 5/17/11	
	VC District, Setbacks	1	Calculating setbacks based on average setbacks of structures on facing and adjacent lots, has resulted in some instances of excessive setbacks.	1-19-7.500(B)(3)	Public Hearing	FcPc 4/13/11 5/11/11 BoCC 5/17/11	
	VC District, Concept Plan Procedures	1	Review of VC concept plan by FCPC or Staff requires associated fee and plan submission.	1-19-7.500(D)	Public Hearing	FcPc 4/13/11 5/11/11 BoCC 5/17/11	

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	Site Plans, Minor Modification to Building Footprint	1	Minor modification to resiting or relocation of building beyond existing text requires an FcPc site plan. Current text allows between 201 sq. ft. to 2,000 sq. ft.; not more than 200 sq. ft.	1-19-3.300.1(A)(2)(c); (A)(3)(b)	Public Hearing	FcPc 4/13/11 5/11/11 BoCC 5/17/11	
	Site Plans, Minor Expansion to Existing Building	1	Expansion modification restricted to 2,000 sq. ft. or 10%, whichever is less. For large structures (i.e. 100,000 sq. ft.) this requirement may restrict expansion.	1-19-3.300.1(A)(2)(c)	Public Hearing	FcPc 4/13/11 5/11/11 BoCC 5/17/11	
	Commercial and Industrial Zones, Multiple Structures	1	Zoning ordinance currently permits only 1 principal structure and customary accessory structures on any single lot in commercial or industrial zoning districts.	1-19-4.500(B) 1-19-10.300	Public Hearing	FcPc 4/13/11 5/11/11 BoCC 5/17/11	
	Signs, Variable/Electronic Messaging	1	Zoning ordinance does not currently address this type of sign, although receiving requests for message boards.	1-19-6.320	Public Hearing	FcPc 4/13/11 5/11/11 BoCC 5/17/11	
	LI/GI, Industrial Standards	1	The current code restricts storage capacity of liquids: LI – 60,000 gal. and GI – 120,000 gal.	1-19-7.610	Reassigned as Priority 2 text amendment due to necessary additional research needed to fully consider this topic.	FcPc 4/13/11 5/11/11 BoCC 5/17/11	

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	Ag District, Ag Uses – Text Amendment	2	Concerns have been raised regarding uses removed from the Ag zoning district.	1-19-5.310			
	I/OSR Floating Zones	2	Recent discussions included evaluation of whether uses permitted solely through I/OSR floating zones are acceptable uses within the zoning districts where previously permitted and should not require floating zone approval.	1-19-10.900 1-19-10.1000			
	VC District, Maximum Footprint	2	VC design standards limit commercial buildings to a maximum footprint of 5,000 sq. ft. in non-growth areas; Planning Commission (FCPC) may grant increase up to 8,000 sq. ft. footprint in growth areas.	1-19-7.500(C)(4)(d)		FcPc 4/13/11 5/11/11 BoCC 5/17/11	
	Signs, Farms and Roadside Stands	1	Permitted signage is insufficient.	1-19-6.320	Priority change from 2 to 1 per BOCC direction 2/24/2011	FcPc 4/13/11 5/11/11 BoCC 5/17/11	
	Signs, Church Use vs. Zoning Dist.	2	Church in GC zone is allowed less signage than a commercial use.	1-19-6.320			
	Signs, Corner Lots	2	Zoning ordinance currently restricts signage on multiple sides of building, facing two or more streets.	1-19-6.320			

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	'SE' Special Exception Uses	2	Several special exception uses could be processed administratively by zoning certificate (temporary trailers and accessory apartments) or by a site plan 'PS' (vet clinics in GC zone and auto services in LI zone).	1-19-5.310 1-19-8.300- 1-19-8.490			
	GC/LI District, Outdoor Storage	2	Zoning ordinance currently requires that storage of equipment, materials, or products in the GC and LI Districts shall be conducted within completely enclosed buildings or outdoors only when completely screened by a wall, opaque fence, or planting.	1-19-7.510(E) 1-19-7.600(D)			
	Variances and Setback/Design Modifications	2	Increase flexibility in existing language to provide for requests to modify a standard which has minimal to no effect to surrounding properties but requires a variance.	1-19-6.110 1-19-6.120 1-19-6.130 1-19-6.140 1-19-6.150 1-19-6.160			
	Ag District, Public/Private Schools	3	Public and Private Schools are not permitted within the Ag zone. The uses were removed as permitted within the district due to concerns with well and septic development, location outside of priority funding areas, and commercial development within the Ag zone.	1-19-5.310 1-19-5.310(B) 1-19-8.480 1-19-10.900			

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	Ag District, Cluster Rights	3	Ag clustering option is separate from 3 lots and remainder text within zoning ordinance. Should the clustering and subdivision text be combined, remain within the zoning ordinance, and/or move to the subdivision ordinance.	1-19-7.300(B) and (C)			
	Ag District, Farm Lots	3	Regulations permitting Farm Lots were deleted from the Subdivision Ordinance in 2007. The Farm Lot provisions were deleted due to use of Farm Lots as estate lots and not for farming, and exemption from Forest Resource Ordinance, road improvements, road adequacy standards, septic percolation testing, and well drilling.	Deleted section 1-16-5(D) from <i>Subdivision Ordinance</i>			
	RC District, RC Uses – Text Amendment	3	Concerns have been raised regarding uses removed from the RC zoning district.	1-19-5.310			
	RC District, Minimum Lot Size	3	Minimum lot size was increased from 5 acres to 10 acres. Request to return to 5 acres.	1-19-6.100			
	Residential Properties, Accessory Uses (domestic animals)	3	Recent discussion of reducing the number of permitted domestic animals. Existing text limits the number of permitted domestic animals to 9, Farm parcels are exempt.	1-19-8.240(A)(2)(a)			

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	Residential Properties, Accessory Uses (3 acre req.)	3	Recent discussions of reducing the minimum 3 acre requirement for keeping farm animals in residential districts. The issue was discussed in relation to beekeeping and 4H projects where properties are less than 3 acres.	1-19-8.240(A)(2)(b)			
	Site Plans, Parking, Loading, and Lighting	3	Clarification may be needed regarding the extent to which an existing site must conform to the Parking, Loading, and Lighting requirements.	1-19-6.210 1-19-6.220 1-19-6.400			
	Flooding Soils	3	The NRCS soil mapping process can be burdensome and expensive for applicants and testing has often resulted in notification that the development area does not contain flooding soils.	1-19-9.110			
	Farm Vehicle Storage	4	Zoning ordinance currently restricts vehicle storage in the Ag zone; Review and evaluate the creation of Farm Vehicle Storage as a permitted accessory use to a Farm in the Ag zone.		Public Hearing	FcPc 4/13/11 5/11/11 BoCC 5/17/11	
	RC District, Limited Mortuary Services	4	The zoning ordinance does not currently address limited mortuary services as a home occupation in the RC District; Review and evaluate home occupation standards and whether to permit limited mortuary services within the RC District.				

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	RC Zoning District, Farm Winery Tasting Room	4	The zoning ordinance does not currently permit 'Farm winery tasting room' in the RC zoning district. Review and evaluate whether to permit 'Farm winery tasting room' in the RC zoning district.				
	Limited Roadside Stand	4	The zoning ordinance currently limits 'Limited roadside stands' by definition to the use of no more than 300 square feet devoted to product sales, which may incorporate a structure, for the sale of agricultural products the majority of which are produced by the owner on the site.				

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